This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $108,000.00.

Affiant

Subscribed and sworn before me this the 29th day of June, 2007.

Notary Public
My commission expires: 1-26-09

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Erin Celeste Higgins 810 Bellevue Road, Unit #164 Nashville, TN 37221	FIRST TN 4000 HORIZON WAY IRVING TX 75063	142-6-A-164

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher M. Zlotnicki and wife, Jennifer Zlotnicki, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Erin Celeste Higgins, as unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Unit No 164 and Garage No. (s) 3 on the Plan of Peppertree, Creekside Meadows Condominiums, of record in Book 4675, Page 128 through 130, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof, together with the appurent interest inthe common elements of said Condominium a horizontal property regime established by the Master Deed of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and in Book 5259, Page 5, said Register's Office.

Being the same property conveyed to CHRISTOPHER M. ZLOTNICKI, unmarried, by Deed from BRANDON D. BOOZER and BARTON D. BOOZER, both unmarried, dated on July 29, 2005, recorded August 3, 2005 in Instrument No. 20050803-0091292, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 810 Bellevue Road, Unit #164, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of June, 2007.

Christopher M. Zlotnicki

Jennifer Zlotnicki

Davidson County DEEDWARR
Recvd: 07/06/07 15:23 2 pgs
Fees:13.00 Taxes:399.60

20070706-0081057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher M. Zlotnicki and Jennifer Zlotnicki, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2007.

My commission expires:

My Commission Expires
September 25, 2010

Notary Public

